

058.A

0010

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

392,700 / 392,700

USE VALUE:

392,700 / 392,700

ASSESSED:

392,700 / 392,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		PEIRCE ST, ARLINGTON

OWNERSHIP

Owner 1:	HALLISEY MARGARET B &	Unit #:	40
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Owner 2:	HALLISEY CHARLES
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Owner 3:	
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Street 1:	40 PEIRCE ST #40
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02476	Type:	
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PREVIOUS OWNER

Owner 1:	GRAHAM JAMES R -
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Owner 2:	-
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Street 1:	40 PEIRCE ST #40
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Twn/City:	Arlington
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St/Prov:	MA	Cntry:	
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Postal:	02474
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NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 959 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7194																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	392,700			392,700		220369
							GIS Ref
							GIS Ref
							Insp Date
							10/09/18

Total Card	0.000	392,700		392,700	Entered Lot Size
Total Parcel	0.000	392,700		392,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	409.49	/Parcel: 409.4

Land Unit Type:

Parcel ID 058.A-0010-0003.0

!14497!

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	04:20:38
LAST REV Date	Time
10/09/18	14:17:37
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAHAM JAMES R,	66208-305		10/9/2015		344,000	No	No		
DILLARD TAMARA	31594-146		7/10/2000		205,000	No	No	4	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/13/2017	1190		13,800	C					10/9/2018	Measured	DGM	D Mann
8/24/2011	913	Wood Dec	12,000					REPL 8X25 DECK WIT	3/4/2016	Sales Review	PT	Paul T
									3/4/2004	Value Adj.	BR	B Rossignol
									5/17/2001	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 959	
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: 2 - Clapboard	40 %			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir: N - NONE				Frpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1916	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 45.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL				
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	5	2	1				
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:									
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:									
Sec Int Wall: 10 - None	%			Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors:	%			Total:	18.6	%		Heating:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:		1	5	2					
Subfloor:				Basic \$ / SQ: 295.00				COMPARABLE SALES									
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 0.98990101													
Insulation: 2 - Typical				Adj \$ / SQ: 394.228													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.10000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 482421													
% Com Wall		% Sprinkled:		Depreciation: 89730					Juris. Factor:		Before Depr:	433.65					
				Deprecated Total: 392691					Special Features:	0	Val/Su Net:	409.49					
									Final Total:	392700	Val/Su SzAd:	409.49					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 058.A-0010-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
IMAGE																	
AssessPro Patriot Properties, Inc																	